

DIVISION C. SEBASTIAN BOULEVARD TRIANGLE OVERLAY DISTRICT REGULATIONS

Sec. 54-4-21.C.1. Intent.

The Sebastian Boulevard Triangle is envisioned as a mixed-use district that will extend the town center outward from its traditional riverfront district into the more recently developed business district along Sebastian Boulevard/County Road 512. As a gateway into the City of Sebastian riverfront district, the triangle area will have an attractive, well maintained, orderly and uncluttered appearance which will be characterized by impressive vegetation and landscaping; complementary buildings and signs with enhanced designs and aesthetic appearances; and a safe transportation system that accommodates mass transit, pedestrians, bicycles, and other transportation alternatives, as well as automobiles.

(Ord. O-05-13, § 1, 6-22-2005)

Sec. 54-4-21.C.2. Boundaries of the Sebastian Boulevard Triangle Overlay District.

The boundaries of the Sebastian Boulevard Triangle Overlay District shall include all the properties included in the Sebastian Community Redevelopment District lying north of the eastbound roadway of the divided right-of-way of the twin pairs of Sebastian Boulevard, and west of the CSX Railway right-of-way.

(Ord. O-05-13, § 1, 6-22-2005)

Sec. 54-4-21.C.3. Adoption of performance standards.

The performance and nonconformity standards set forth for the Riverfront Overlay District in sections 54-4-21.A.3 through 54-4-21.A.9 shall apply to properties within the Sebastian Boulevard Triangle Overlay District.

(Ord. O-05-13, § 1, 6-22-2005)

Sec. 54-4-21.C.4. Use restrictions.

Notwithstanding the provisions of section 54-4-21.1, the permitted and conditional uses within the various zoning districts of this Code shall be modified for the Sebastian Boulevard Triangle Overlay District to list as follows:

CG Zone

Permitted uses:

- Cultural or civic facilities.
- Churches.
- Clubs and lodges, public and private.
- Business and professional offices, excluding drive-through facilities.
- Medical services.

Commercial retail ≤ 20,000 sq. ft.
Plant nurseries.
Restaurants, excluding drive-through facilities.
Trade and skilled services.
Hotels and motels.
Administrative services, public and private.
Accessory uses to permitted uses.
Home occupations.
All uses permitted within the RM-8 Zoning District.

Conditional uses:

Bars and lounges.
Commercial retail > 20,000 sq. ft.
Business and professional offices with drive-through facilities.
Farmer's markets.
Funeral homes.
Nursing homes.
Child care services.
Utilities, public and private.
Parks and recreation, public.
Protective and emergency services, public.
Restaurants with drive-through facilities.
Veterinary services.
Wholesale trades and services.
Commercial amusements, enclosed.
Accessory uses to conditional uses.
Vehicular sales indoors.
Gasoline sales as part of retail operation.
Parking garages.

PS Zone

{No changes}.

IN Zone

Permitted uses:

Business and professional offices, with or without drive-through facilities.
Commercial retail ≤ 5,000 sq. ft.

Commercial amusements, enclosed.
Plant nurseries.
Restaurants with or without drive-through facilities.
Trades and skilled services.
Wholesale trades and services.
Veterinary services.
Clubs and lodges, public and private.
Administrative services, public and private.
Accessory watchman facilities.
Medical services.
Accessory uses to permitted uses.

Conditional uses:

Commercial retail with > 5,000 sq. ft.
Hotels and motels.
Protective and emergency services, public.
Parks and recreation, public.
Parking garages.
Utilities, public and private.
Commercial amusements, unenclosed.
Flea markets.
Electronics, research and development, and similar uses ≤ 5,000 sq. ft.
Vehicular sales enclosed.
All uses permitted within the RM-8 Zoning District.
Accessory uses to conditional uses.

(Ord. O-05-13, § 1, 6-22-2005)